

BUILDING & DEVELOPMENT

Development Services

Building Services—Development Engineering—Development Planning—Development Review—Long Range Planning—Neighborhood Services

TRACKING THE NUMBERS

Special points of interest:

- Long Range Planning Bits
- Photo of new Wings & More
- College Station Building Division Not Accepting Specific Appointments For Inspection

Total Permits:

↑ YTD - 1yr 18% ↑ YTD - 2yr 35%

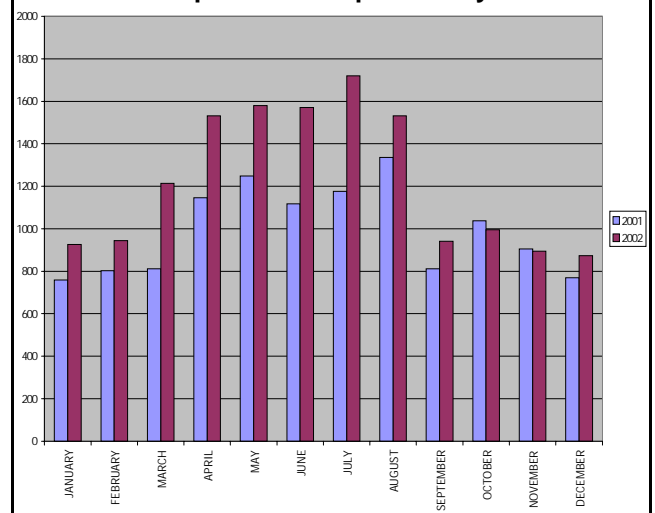
Year to date, total permits experienced an increase in quantity when compared to last year at this time, December 2001, and also experienced an increase when compared with two years ago, December 2000.

Single Family Homes: (Includes new Single Family homes; Does not include slab only)

↑ YTD - 1yr 28% ↑ YTD - 2yr 61%

Year to date, single family home permits increased in quantity when compared to last year at this time, December 2001, and also increased in quantity when compared with two years ago, December 2000. (No specific trends. Several large subdivisions are building at this time.)

2 Year Inspection Comparison by Month



Commercial: (Includes commercial; commercial remodel; Does not include slab only)

YTD - 1yr 0% ↓ YTD - 2yr 10%

Year to date, commercial permits stayed the same in quantity when compared to last year at this time, December 2001, but decreased in quantity when compared with two years ago, December 2000.

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PERMITS BY TYPE

Year to Date




Type of Permit	Permit	Unit	Amount
Single Family Home	740	740	\$7,489,399.00
Duplex	67	134	\$7,164,681.00
Tri-Plex/Four-plex	7	27	\$1,507,500.00
Apartment	17	299	\$19,179,480.00
New Commercial	62	N/A	\$33,500,967.00
Commercial Remodel	76	N/A	\$4,362,142.00



SCHEDULE OF EVENTS

- **1/2 & 1/16**—Planning & Zoning Commission Meetings
6:00 P.M. (WS 5:30 P.M.)
- **1/7**—Zoning Board of Adjustment meeting
6:00 P.M.
- **1/9 & 1/23**—City Council Meetings
7:00 P.M. (WS 6:30 P.M.)
- **1/10**—Project submittal deadline for the 2/6 P&Z & 2/4 ZBA
- **1/27**—Project submittal deadline for the 2/20 P&Z
- **2/4**—Zoning Board of Adjustment meeting
6:00 P.M.
- **2/6 & 2/20**—Planning & Zoning Commission Meeting
7:00 P.M. (WS 6:30 P.M.)
- **2/13 & 2/27**—City Council Meetings
7:00 P.M.
- Note: - Meetings are held in Council Chambers.

January 2003

SUN	MON	TUE	WED	THU	FRI	SAT
			1 City Offices Closed	2 P&Z 6:00 P.M.	3	4
5	6	7 ZBA 6:00 P.M.	8	9 Council 7:00 P.M.	10 Submittal Deadline	11
12	13	14	15	16 P&Z 6:00 P.M.	17	18
19	20 City Offices Closed	21	22	23 Council 7:00 P.M.	24	25 
26 	27 Submittal Deadline	28	29	30	31	

Unified Development Ordinance

Public Review/Adoption

The latest Public Hearing Draft of the UDO is available! The following is a timeline for public review and adoption of the proposed ordinance.

Timeline:

January 16, 2003	1 st P&Z public hearing
February 6, 2003	2 nd P&Z public hearing
February 27, 2003	1 st City Council public hearing
March 13, 2003	2 nd City Council public hearing & final adoption

Hard copies of the revised draft may be purchased at City Hall in the Development Services Office. The draft is also available on the City's website at www.ci.college-station.tx.us.

COMMERCIAL PROJECTS: CURRENT AND ON THE HORIZON

- ☐ **Horizon Open MRI, 1726 Rock Prairie Rd (BP 02-3167)**
- ☐ **Firestation #1 (City proj), 304 Holleman Dr E (BP 02-2772)**
- ☐ **Home Depot, 1615 University Dr E (BP 02-2637)**
- ☐ **Dr. Maraist Office, 1105 University Dr E 100 (BP 02-3352)**
- ☐ Living Hope Baptist Church (Education bldg), 4170 SH 6 S (BP 02-3163)
- ☐ The Med (remodel), 1604 Rock Prairie Rd. (BP 02-3290)
- ☐ Moore Supply Co, 1530 Harvey Mitchell Pkwy S (BP 02-3173)
- ☐ Art & Soul, 1724 Rock Prairie Rd (BP 02-3152)
- ☐ Retail Storage Center (formerly Furrow's), 1501 Earl Rudder Fwy S (BP 02-3142)
- ☐ Matthew's Imaging & Diagnostic, 1105 University E 102 (BP 02-2906)
- ☐ Middleton Bldg B, 3330 Longmire Dr (BP 02-2832)
- ☐ Privett Dental, 1111 Rock Prairie Rd (BP 02-2907)
- ☐ Walgreen's, 1751 Rock Prairie Rd (BP 02-2656)
- ☐ Convenience Store, 319 Dominik Dr (BP 02-2733)
- **Champion Firearms, 1921 Texas Ave S (BP 02-2794)**
- ☐ Dry Cleaners/Nail Salon, 2500 Texas Ave. S. (BP 02-2197)
- ☐ Kroger (refacing), 2412 Texas Ave S (BP 02-2433)
- ☐ Sprint, Transmission Tower, 207 Dominik Dr. A (BP 02-2019)
- **Western Union, 804 Earl Rudder Fwy S. (BP 02-2053)**
- ☐ Christian Science Society, new mtng room, 201 Boyett St. (BP 01-2654)
- ☐ Culpepper/WTF/Sprint, Transmission Tower, 319 College Ave. A (BP 02-1636)
- ☐ Bourbon St. Bar, Nightclub, 2501 Texas Ave. S. D-101 (BP 02-1344)
- ☐ Cingular/Sprint Tower, 2106 Southwood Dr. E. (BP 02-1254)

- ☐ City Municipal Building, For Municipal Court, BVSWM, & Fire, 310 Krenak Tap Rd. (BP 02-114) city proj.
- **Source Net Solutions 211 Quality Cir (BP 02-1514)**
- ☐ CS Water Tower, Will Replace current tower 1710 Parkplace, (BP 02-241) City project
- ☐ Veteran's Park & Athletic Complex, (150 acres) 3101 Harvey Rd. (BP 01-2870)

Prairie Center Shopping Center

- **Ladies Workout Express, 1722 Rock Prairie Rd (BP 02-2881)**

End of shopping center

- ☐ Wings-N-More, 1511 University Dr. E. (BP 02-2103)
- ☐ First United Methodist Church, 1125 Wellborn Rd. (BP 02-2332)
- ≡ **Covenant Presbyterian Youth Bldg, 220 Rock Prairie Rd. (DP 02-32) (SP 02-134)**
- ≡ **Stop & Store Mini-Storage, 3820 Harvey Rd. (SP 02-135)**
- ≡ **Rainbow Playsystems of the BV (warehouse of playground equipment contained within a fenced & screened area) 4020 SH 6 S (SP 02-154)**
- ≡ **Bugblasters (additional warehouse) 3304 Longmire Dr. (SP 02-155)**
- ☐ Southland Cell Tower, 112 Holleman Dr. W. (CUP 02-118)
- ≡ **Easterwood-Kinman WTF/Verizon, 3790 Raymond Stotzer Pkwy. (CUP 02-101)**
- ≡ **Bug Blasters, 3209 Earl Rudder Fwy S. (SP 02-77)**
- ≡ **Continental Auto Sales, 1005 Earl Rudder Fwy S. (DP 02-24) (CUP 02-70)**
- ≡ **BJ Autoworks, 589 Graham Rd. B. (SP 01-226)**
- ≡ **Graham Business Park (16 Lots/ 2.58 ac) 625 Graham Rd. (PP 02-13) (PP 02-263)**
- ≡ **Seventh Day Adventist Church, 1350 Earl Rudder Fwy S., (DP 01-59) (SP 01-180)**
- ☐ A&M Church of Christ, New location, 2475 Earl Rudder Fwy S. Revised plans (DP 01-81) (CUP 01-270)

EXPANSION & MAJOR REMODEL PROJECTS: CURRENT & ON THE HORIZON

- ☐ Wolf Pen Creek Park, Adding Overlooks & Bridge, 1015 Colgate Dr. (BP 02-1938)
- ☐ Hilton, Remodel, 801 University Dr. E. (BP 02-1625)
- ☐ Max Food Mart, Adding Buppy's Catering, 4150 SH 6 S. (BP 02-1352)
- ☐ Lincoln Center, Addition, 1000 Eleanor St. (BP 02-925)
- ≡ **Texas Avenue Crossing (formally Redmond Terrace), 1402-1418 Texas Ave S (DP 02-33) (SP 02-135)**



APARTMENT & HOTEL PROJECTS:

CURRENT & ON THE HORIZON

- ☐ Southgate Village Apts. (21 Bldgs, Maj. Remodel) 134 Luther (BP 01-1356-1376) ➤ 8 of 21 CO'd
- ☐ Magnolia Place Dormitory (7.84 ac/ 196 units/ 410 Bd) R-6, 501 University Oaks Blvd. **(BP 02-2894)** (SP 01-215)
- ☐ **Deacon Condos Ph 2 (6 units/ 18 Bd), 400 Fraternity Row (BP 02-2386)**

Updates in Bold Navy

Current (□)
[Building Dept.]

On The Horizon (≡)
[Development Dept.]

Complete (➤) Closed (○)
(➤, ○ Project will be deleted in next issue)

SUBDIVISION PROJECTS: CURRENT AND ON THE HORIZON

Residential

- ≡ Waterwood Condominiums (13.72 ac/187 units/R-4)) 1001 Krenek Tap Rd (DP 02-52)(SP 02-239)
- ≡ Spring Creek Townhomes Subd (20.88 ac/ 142 Lots/PDD-H) 4400 SH 6 S (PP 02-224) (Ph 1/2.04 acres/ Oxburgh Dr) (DP 02-53) (FP 02-244)
- ≡ Harvey Hillside (5.36 ac/ 2 Lots) 3950 Harvey Rd (FP 02-233)(**DP 02-55**)
- ≡ Peach Creek Estates (4.43 ac/ 2 Lots) 19660 Pipeline Rd (FP 02-237)
- ≡ Simmons Addition (3.15 ac/ 1 Lot) 3435 Barron Cut-Off Rd (FP 02-214)
- ≡ E&M Jones Farm Place (32.04 ac/ 4 Lots/R-4/R-1) 2520 Earl Rudder Frwy S, (PP 02-206) (FP 02-222)
- ≡ Southwood Estates (17ac/ 72 Lots/ R-1) 1401 Arnold Rd, (PP 02-196)
- ≡ Dartmouth Crossing (7.4 ac/ 68 Lots/R-3) Southwest Pkwy E, (PP 02-186)
- ≡ Autumn Chase (8.35 ac/ 19 Lots/4 R2 lots&15 R5 lots) 2304 Cornell Dr., (PP 02-168) (FP 02-245)
- Heritage Townhomes, (6.63 ac / 55 Lots) Harvey Rd.
- TCC -Townhomes of Canyon Creek, (76 lots) Canyon Creek Cir.
- ≡ Carroll Addition (7.91 ac/ 30 Lots/ R1) Arnold Rd. (PP 02-132) (DP 02-47) (FP 02-204)
- Spring Meadows (formerly Spring Branch & Spring Hills) (Ph 1/1 lot) (Ph 2/87 lots/32 ac) 308 Greens Prairie Rd. (PP 02-54)(FP 02-205)(DP 02-48)(FP 02-212)
- ≡ University Preserve (14.01 ac/ 26 Lots/R1) Munson Ave.
- Holleman Village Addition Sec 2, (4.53 ac/ 18 Lots/ Duplex)
- ≡ Bridle Gate Estates Ph 2 (27 Lots/9 ac) Bridle Gate Dr. (FP 01-198)
- Aggieldand (Formerly Legacy Addition 2 & Schaffer Addition) (4.8 ac/15 Lots/ R2) Graham Rd
- Sweetwater Forest Ph 1, (38.4 ac/22 Lots) Greens Prairie Rd. W.

Westfield Village

- ≡ Westfield Village Sec 2 Ph 1-5, (76.65 ac/280 Lots/PDD-H) (MPP 01-271)
- ≡ Westfield Village Ph 1, (16.79 ac / 84 Lots /PDD-H) Barron Rd (FP 02-38)

Pebble Creek

- ≡ Pebble Creek Ph 7B-1 (38 Lots/ 22.9 ac/ R1) Royal Adelaide Dr. (DP 02-2) (FP 02-7)
- ≡ Pebble Creek Ph 7B-2 (48 Lots/ 31 ac/ R1) Royal Adelaide Dr. (FP 02-80)
- ≡ Pebble Creek Ph 9 (295 Lots/216.14 ac) E. of Ph 8 (PP 01-178)

Shenandoah Ph 7-10, (88.88ac/278 Lots)

Emerald Forest (Appomatox Dr.)

- Emerald Forest Ph 11A, (6.18ac/ 18 Lots)
- ≡ Emerald Forest Ph 11B, (6.58ac/ 19 Lots) (DP 01-34) (FP 01-115)
- ≡ Emerald Forest Ph 11C (6.35ac/ 18 Lots) (DP 01-35) (FP 01-116)

Alexandria

- Alexandria Phase 4A, (30 Lots) Barron Rd.
- Alexandria Ph 4-B, (36 Lots/ 9.776 ac)
- ≡ Alexandria Ph 4-C, (5 Lots/2.33 ac/R-1) (PP 02-140)
- ≡ Alexandria Ph 5, (44 Lots/ 13.66 ac / R1) Barron Rd. (DP 02-11)(FP 02-47)

Edelweiss Gartens (386 Res. Lots)

- Edelweiss Gartens Ph 1, (15.24ac/63 lots) Ardenne Ct.
- ≡ Edelweiss Gartens Ph 2, (18.81ac/93 lots) Victoria Ave. (DP 02-46) (FP 02-202)
- ≡ Edelweiss Gartens Ph 3, (3ac/13 lots) 3850 Victoria Ave. (DP 02-50)(FP 02-221)
- ≡ Edelweiss Gartens Ph 4, (14.823ac/58 lots) 3850 Victoria Ave. (DP 02-50) (FP 02-228)

Westfield Addition (Graham Rd.)

- ≡ Westfield Addition Ph 2 (12.45ac/60 Lots) (PP 02-37) (DP 02-42)
- ≡ Westfield Addition Ph 2A (9.7 ac/ 49 Lots/ R-1) (DP 02-23) (FP 02-91)
- Westfield Addition Ph 3, (57 Lots; 55-Res. & 2-Comm)

Sun Meadows (Graham Rd.)

- Sun Meadows Ph 2, (24.07ac/ 96 R1 Lots)
- Sun Meadows Ph 2A, (2.16 ac/ 10 R1 Lots)
- Sun Meadows Ph 3, (1.6 ac/ 10 R1 Lots)

Crowley Tract

- ≡ Crowley Tract, (331.4 ac/ R1-A, R3, C-1, A-O) SH 6 S. (MPP 02-57)

Castlegate (Castlegate Dr.)

- Castlegate Sec 2, Ph 2, (60 Lots) (FP 01-154) (DP 01-50)
- ≡ Castlegate Sec. 3 Ph 2 (23 Lots) (FP 01-168) (DP 01-54)
- ≡ Castlegate Sec. 8, (9.23 ac/ 30 Lots/ PDD-H) (PP 02-56)
- Castlegate Sec. 9, (55 Lots/ 19 ac/ PDD-H) (DP 02-7) (FP 02-27) FP Filed
- ≡ Castlegate Sec. 10, (15 ac/ 62 Lots/ PDD-H) (DP 02-36) (FP 02-153)
- ≡ Gardens of Castlegate (9.23ac/ 30 Lots/PDD-H) (DP 02-16) (FP 02-75)

Texas Centroid Ranch

- Stone Forest Ph 2 (10.76 ac/ 34 Lots) 300 Greens Prairie Rd.
- ≡ Stone Forest Ph 3 (12.38 ac/ 41 Lots) (FP 01-90) (DP 01-28)

Subdivisions in the ETJ:

Residential

- ≡ Rainbow Acres 1st Installment (5.05 ac/2 Lots) 4158 Rainbow Trl (FP 02-241)
- Paloma Creek Estates- Whispering Oak, (10.02 ac/ 4 Lots) White Creek Rd (FP 02-139)
- ≡ Schuessler, (55.37 ac/9 Lots) Kemp Rd. (PP 02-124) (FP 02-173)
- Turnberry Place (formally Bouga Falaya), (10.5 ac/8 Lots) Greens Prairie Rd
- Estates at Riverrun Ph 3 (214.71 ac/ 5 Lots) At end of Paint Trail
- Great Oaks Ph 1, (55 lots) 1st ph of 151 lots.

Updates in Bold Navy

Current (□)
[Building Dept.]

On The Horizon (≡)
[Development Dept.]

Complete (➤)

Closed (○)

(➤, ○ Project will be deleted in next issue)

SUBDIVISION PROJECTS: CURRENT AND ON THE HORIZON

ABBREVIATIONS & DEFINITIONS

River Place Koppe Bridge Rd

- ≡ River Place Ph 1, (32 Lots)
- ≡ River Place Ph 2, (74.98 ac/17 lots).
- ≡ River Place Ph 3, (8 ac/3 Lots) (FP 01-161)
- ≡ Indian Lakes (1397 ac/ 130 Lots) SH 6 S. (PP 02-59)
- ≡ Indian Lakes Ph 1 (401 ac/ **80** Lots) SH 6 S. (FP 02-125)(FP 02-236)(**FP 02-257**)

Bentwood Estates (204 ac/ 90 Lots/ R1)

- ☐ Bentwood Estates Ph 1, FM 2154 (77.53 ac/ 33 Lots) FM 2154 (FP 02-111) FP Filed

Estates of Royder Ridge

- ☐ Estates of Royder Ridge Ph 1, (7.8 ac/7 lots) Greens Prairie Trl.
- ☐ Estates of Royder Ridge Ph 2 (37.75 ac/ 30 Lots) R-1,

Duck Haven (188 ac & 120 Lots)

- ☐ Duck Haven Ph 1, (52 ac/40 Lots/R-1) S of Wellborn on FM 2154 (FP 02-28)

Subdivisions in the ETJ: Commercial

- ≡ **Gold Subdivision, Raymond Stotzer Pkwy (1.5 ac/1 lot) (PP 02-264)**

- ≡ Rock Prairie Bus. Park-Mikeska (formally Mikeska Commercial Estates), Rock Prairie Rd. W (62.85 ac/14 Lots) (PP 02-156) (FP 02-194)

Commercial

- ≡ **Southside Plaza, 4083 SH 6 S (40 ac/C-1) (SP 02-273)(DP 02-60)**
- ≡ **McAlister's Deli, 1006 University Dr E (1 ac/C-1) (SP 02-271)(DP 02-58)**
- ≡ **Redtail Rental, 3101 Longmire Dr (1.26 ac/C-2) (SP 02-256)(DP 02-54)**
- ≡ **Fedora Subdivision, 2892 Graham Rd. N (PP 02-267)**
- ≡ Graham Corner Plaza (11 ac/ 7 Lots) 4030 SH 6 S (FP 02-242)(PP 02-243)

- ☐ Castlegate Business Ctr (20.52 ac/6 lots/C-1) 2200 Greens Prairie Rd W, (PP 02-223)
- ☐ Allsafe Storage (6.18 ac/C-3) 13101 FM 2154, (SP 02-230)(DP 02-51)
- ☐ Williamsburg (7 ac/mini storage units) 2320 Harvey Mitchell Pkwy S, (SP 02-227)
- ☐ Champions on Luther St (5.16 ac/20 duplex units) 901 Luther St W, (SP 02-217)(DP 02-49)
- ☐ Por Nada Subdivision (11.63 ac/2 Lots/C-1) 410 Harvey Mitchell Pkwy S, (PP 02-190)
- ☐ Barker Subdivision (2.45 ac/ 1 Lot/C-3) 4141 SH 6 South, (PP 02-170) (FP 02-177)
- ☐ W C Boyett Estate Subdivision, (3.21 ac/1 Lot) 301 Church Ave. (FP 02-167) FP Filed
- ☐ Emerald Park Plaza, (4.87 ac/1 Lot) 1511 Emerald Plz. [medical/dental office] (DP 02-38) (SP 02-162)
- ☐ Callaway House Parking, (1.38 ac/1 Lot) 305 Marion Pugh Dr. [parking lot] (DP 02-39) (SP 02-169) (FP 02-185)
- ☐ Harley Subdivision, (2 Lots) 4101 SH 6 [Russ Welch Harley Davidson]
- ☐ Edelweiss Business Center, (2 Lots; 215 & 219 Rock Prairie Rd.) (2 lots;12815 FM 2154)(FP 02-203)(FP 02-220)
- ☐ Brentwood 3R 1&2, (4.96 ac/ 2 Lots) Texas Ave. S., [Shammy Car Wash] (FP 02-61)
- ☐ Gateway (41.23 ac/5 Lots/C-B) 1513 University Dr. E (Home Depot) (DP 02-34) (FP 02-137)
- ≡ Deuel Addition, (1 ac/ 2 Lots/M-1) 415 Graham Road (FP 02-122) FP Filed
- ≡ Lick Creek, (4 ac/ 1 Lot) SH 6 S. (FP 02-69) FP Filed
- ☐ Cooper's, (5 ac/2 Lots) 4121 SH 6 S. (DP 02-45) (SP 02-191) (FP 02-119) (2.5ac/ C-B/Aggieland Carpet One) FP Filed
- ≡ KTH Commercial Addition, (2 Lots/ 10.674 ac) 4250 SH 6 S. (FP 01-206) FP Filed
- ≡ One Lincoln Place, (2.9 ac/2 lots) 1010 University Dr. E. (DP 02-30) (FP 02-108) (FP 02-141) FP Filed

Abbreviations:

- SP - Site Plan Permit
- DP - Development Permit
- PP - Preliminary Plat
- CUP - Conditional Use Permit
- REZ - Rezoning
- MDP - Master Development Plat
- MPP - Master Preliminary Plat
- FP - Final Plat
- APP - Building Application
- PC - Plans Check
- BP - Building Permit
- SDSP- Special District Site Plan
- Res - Residential
- Comm - Commercial
- (SF) - Single Family (1 Unit)
- (TH) - Town home (1 Unit)
- (DP) - Duplex (2 Units)
- (MF) - Multi Family (3+ Units)

Zoning:

- (R1) - Single Family Residential
- (R2) - Duplex Residential
- (R3) - Townhouse
- (R4,5,6)- Apartments
- (R&D) - Research & Development and Light Industry
- (C1) - General Commercial

Definitions:

Subcontractors

Mechanical, Electrical, Plumbing, and Irrigation

Valuation

Actual cost of construction, including labor and materials

Substantial Completion Date

The date major construction will be completed. (Minor work will still need to be completed. This is not the date the building will be open for business.)

*Updates in
Bold Navy*

Current (☐)
[Building Dept.]

On The Horizon (≡)
[Development Dept.]

Complete (➤) Closed (○)
(➤, ○ Project will be deleted in next issue)

LONG RANGE PLANNING



This section of the newsletter has been developed to provide updates by the Long Range Planning Division, which includes Neighborhood Services, to keep you better informed about planning projects and activities. Through this effort, we hope you will gain an understanding of our overall mission, purpose and how we function within the Department of Development Services and serve the City of College Station and its citizens.

Mission

The Long Range Planning Division supports the College Station community by providing professional leadership in the creation of goals, strategies and plans that further a shared vision of exceptional quality of life, sound development and thriving neighborhoods.

Purpose

This Division maintains the City's Comprehensive Plan through plan amendments, special project plans, Council strategic issues, neighborhood services, transportation planning, data development, and mapping preparation and maintenance. Division personnel lend support to the Current Development Divisions and to the Building Permits and Inspections Division.

Neighborhood Services

In support of our Neighborhood Partnership Program, Neighborhood Services staff will be hosting monthly Seminar Suppers at the College Station Conference Center on George Bush Drive on the first Tuesdays of each month throughout the coming year. The first Seminar Supper on February 4th at 6:00 p.m. will feature "Deciphering the Development Review Process." The target audience for the Seminar Suppers is Neighborhood Association and Home Owners' Association board members, but anyone interested in neighborhood involvement is welcome to attend. Attendees are asked place their reservation to attend with Neighborhood Services Staff Planner Katie Elrod, at 764-3761. Look for more in future newsletters!



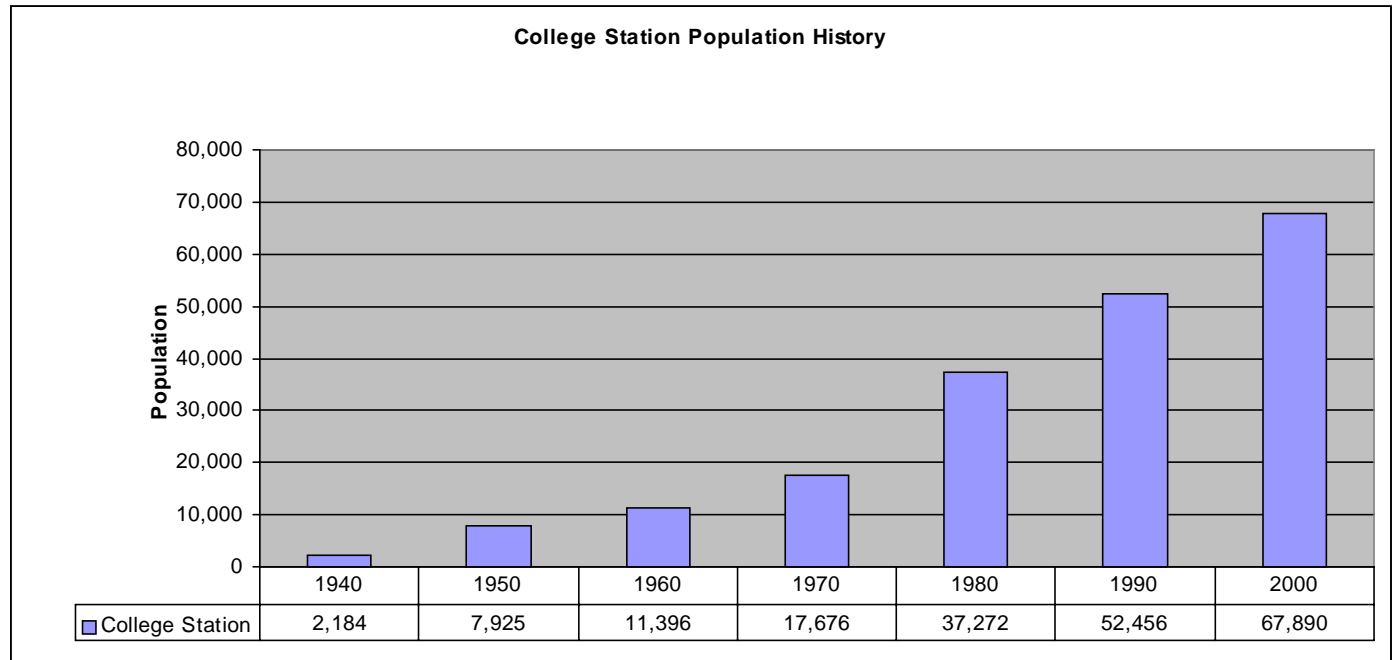
Historic Preservation Committee

The City's Historic Preservation Committee meets once a month on the second Tuesday of the month. The Committee promotes awareness, education and preservation of College Station's history.

The ongoing historic home plaque program identifies and collects information about the City's historic homes and buildings. The Committee is currently organizing a project to collect and digitally preserve historic documents, photographs and memorabilia. For more information about the Historic Preservation Committee and their efforts please contact Staff Planner Kate Elrod at 764-3761.

Current population estimate

Low interest rates and a comparatively strong local economy continue to fuel record housing construction in College Station. Construction starts grew to 1,200 dwelling units by 2002 year-end and 186 dwelling units were added through annexation. The resulting population estimate for December (Year-End 2002) is 73,285. This approximated figure represents an increase of 7.95 percent since the 2000 Census.



Annexation

In 2002, College Station processed the first annexation package since 1996. Cities annex additional territories for various reasons, among them are:

- To secure/stabilize tax base and other revenue sources
- To provide areas for future growth
- To assert zoning or other regulatory control
- For defensive purposes, typically in response to a perceived threat
- To adjust or clarify boundaries.

The annexation package included six areas, each with a population of less than 100 persons. In sum the annexation represents an additional 6.6 square miles (4,207 acres) of territory, 168 dwelling units, approximately 390 persons, 16 businesses, two telecommunication towers, and nearly 8 miles of public roadways. The total area of College Station is now approximately 47.3 square miles (30,271 acres). The gross population density is approximately 2.42 persons per acres.

Stay tuned and think "long range"

Check back here to keep updated on long range planning activities. Upcoming projects include the completion of land use and thoroughfare plan studies in specific parts of the community, a discussion of mixed use development/concepts in College Station, preparation for a second Transportation Summit, and addressing two City Council strategies; (1) the next phase of annexation and (2) a study of our single family neighborhoods to determine any presence of decline.

BUILDING PERMIT DETAILS: RESIDENTIAL

DATE	PERMIT	CONTRACTOR	LOT	BLK	STREET ADDRESS	SUBDIVISION	TOTAL Sq. Ft.	HEAT Sq. Ft.	PERMIT TYPE	VALUATION
12/4/02	02-2894	Spring Valley Construction Co	1&2	A	501 University Oaks Blvd	Regency Village Subdivision	197038	197038	New Residential (MF)	\$14,241,000.00
12/31/02	02-2386	B A Cathey Ltd	400		400 Fraternity Row		7698	7698	New Residential (MF)	\$310,000.00
12/2/02	02-3325	David Price Homebuilders Inc	2	29	9302 Chadwick Ln	Woodcreek #10	3123	2531	New Residential (SF)	\$113,080.00
12/2/02	02-3114	Campbell Construction	1	4	316 Onyx Dr	Stone Forest Ph 2	2820	2192	New Residential (SF)	\$140,000.00
12/3/02	02-3341	Ed Froehling Builders	52	27	1300 Portsmouth Ct	Shenandoah Ph 7	2410	1890	New Residential (SF)	\$86,000.00
12/3/02	02-3340	Ed Froehling Builders	42	27	1305 Portsmouth Ct	Shenandoah Ph 7	2338	1855	New Residential (SF)	\$83,860.00
12/3/02	02-3344	Ed Froehling Builders	44	27	1309 Portsmouth Ct	Shenandoah Ph 7	2410	1860	New Residential (SF)	\$85,400.00
12/3/02	02-3318	Elegant Living Homes	43	6	305 Agate Dr	Stone Forest Ph 2	3105	2397	New Residential (SF)	\$152,000.00
12/5/02	02-3365	Click Homes	24	1	4313 Berwick Pl	Castlegate Sec 2 Ph 2	3651	2471	New Residential (SF)	\$135,000.00
12/5/02	02-3283	Oakwood Custom Homes	18	2	4405 Woodland Ridge Dr	Woodland Hills Ph 1	2974	2413	New Residential (SF)	\$135,000.00
12/5/02	02-3285	Oakwood Custom Homes	2	1	4441 Woodland Ridge Ct	Woodland Hills Ph 1	2506	1929	New Residential (SF)	\$110,000.00
12/5/02	02-3279	Oakwood Custom Homes	2	2	3715 Bridle Trails Ct	Bridle Gate Estates Ph 1	4108	2469	New Residential (SF)	\$131,540.00
12/5/02	02-3281	Oakwood Custom Homes	6	1	3802 Bridle Trails Ct	Bridle Gate Estates Ph 1	2408	1880	New Residential (SF)	\$110,000.00
12/9/02	02-3378	Ed Froehling Builders	46	27	1312 Portsmouth Ct	Shenandoah Ph 7	2103	1481	New Residential (SF)	\$71,680.00
12/11/02	02-3398	Ed Froehling Builders	45	27	1311 Portsmouth Ct	Shenandoah Ph 7	2590	2084	New Residential (SF)	\$93,480.00
12/12/02	02-3393	Mariott Homes Inc	12	17	316 Cecilia Loop	Edelweiss Estates Ph 13	3262	2005	New Residential (SF)	\$136,340.00
12/12/02	02-3391	Mariott Homes Inc	25	30	5114 Sycamore Hills Dr	Pebble Creek Ph 9A	3287	3711	New Residential (SF)	\$267,192.00
12/12/02	02-3252	Mariott Homes Inc	3	2	1607 Frost Dr	Foxfire #3	4150	2167	New Residential (SF)	\$173,360.00
12/12/02	02-3161	K M Custom Homes	1	11	1001 Bougainvillea St	Sun Meadows Ph 2	1904	1329	New Residential (SF)	\$90,000.00
12/12/02	02-3162	K M Custom Homes	3	11	1005 Bougainvillea St	Sun Meadows Ph 2	1904	1329	New Residential (SF)	\$90,000.00
12/12/02	02-3410	K M Custom Homes	2	11	1003 Bougainvillea St	Sun Meadows Ph 2	1904	1329	New Residential (SF)	\$90,000.00
12/17/02	02-3387	Main Street Homes	3	1	3705 Westfield Dr	Westfield Addition Ph 1	2307	1879	New Residential (SF)	\$83,720.00
12/18/02	02-3321	Pitcock & Croix	23	2	4215 Camber Ct	Castlegate Sec 9	2248	1627	New Residential (SF)	\$90,000.00
12/18/02	02-3423	LAM Builders Inc	51	1	306 Stoney Hills Ct	Woodland Hills Ph 1	2902	2360	New Residential (SF)	\$180,000.00
12/18/02	02-3421	LAM Builders Inc	23	2	305 Stone Chase Ct	Woodland Hills Ph 1	2830	2185	New Residential (SF)	\$170,000.00
12/19/02	02-3276	Stylecraft Builders	13	1	2365 Kendal Green Cir	Castlegate Sec 4 Ph 2	2026	1604	New Residential (SF)	\$72,600.00
12/20/02	02-3419	Elegant Living Homes	39	6	313 Agate Dr	Stone Forest Ph 2	3136	2453	New Residential (SF)	\$112,000.00
12/20/02	02-3268	Stylecraft Builders	31	1	1075 Windmeadows Dr	Westfield Village Ph 1	1923	1366	New Residential (SF)	\$65,780.00
12/23/02	02-3441	Benchmark Homes	49	1	2313 Kendal Green Cir	Castlegate Sec 4 Ph 2	2642	2010	New Residential (SF)	\$100,000.00
12/23/02	02-3443	Benchmark Homes	31	1	4421 Pickering Pl	Castlegate Sec 4 Ph 2	2437	1777	New Residential (SF)	\$120,000.00
12/27/02	02-3453	Ed Froehling Builders	64	27	1302 Roanoke Ct	Shenandoah Ph 7B	2342	1860	New Residential (SF)	\$84,040.00
12/27/02	02-3454	Ed Froehling Builders	83	28	1202 Roanoke Ct	Shenandoah Ph 7B	2615	1844	New Residential (SF)	\$89,180.00
12/30/02	02-3481	Ed Froehling Builders	54	27	1303 Roanoke Ct	Shenandoah Ph 7B	2410	1762	New Residential (SF)	\$83,440.00
12/5/02	02-3331	Ricky Archer	1	3	3515 Buckingham Cir	Westminster Ph 1	936		Residential Addition	\$35,000.00
12/16/02	02-3418	Homeowner			800 Woodland Pkwy	C H Woodlands	450	184	Residential Addition	\$94,000.00
12/20/02	02-3455	Homeowner			1530 Wolf Run	Wolfpen Village	700	700	Residential Addition	\$15,600.00
12/10/02	02-3375	United Home Improvement			1121 Mission Hills Dr	Pebble Creek	180	180	Residential Remodel	\$7,000.00
12/10/02	02-3400	David Price Homebuilders Inc			1109 Royal Adelaide Dr	Pebble Creek	5580	4400	Residential Remodel	\$200,000.00
12/17/02	02-3432	Sheridan Remodeling	30/31		1203 Ashburn Ave	C H Woodlands	84	84	Residential Remodel	\$15,000.00
12/26/02	02-3414	Bart Tullous Construction	9&10	5	400 Montclair Ave	West Park (CS)			Residential Remodel	\$7,750.00
12/11/02	02-3384	Anchor Foundation Repair			8719 Bent Tree Dr	Emerald Forest #4			Residential Repair	\$28,985.00
Total										\$18,499,027.00

BUILDING PERMIT DETAILS: COMMERCIAL

DATE	PERMIT	CONTRACTOR	LOT	BLK	STREET ADDRESS	SUBDIVISION	TOTAL Sq. Ft.	HEAT Sq. Ft.	PERMIT TYPE	VALUATION
12/6/02	02-3352	Premier Builders			1105 University Dr E 100	University Park #2	1117	1117	New Commercial	\$48,750.00
12/11/02	02-2637	The Home Depot			1615 University Dr E	R Carter (ICL)	121596	97356	New Commercial	\$3,000,000.00
12/17/02	02-3167	3-JJJ Construction			1726 Rock Prairie Rd	L O Ball Memorial Ph 2	3065	3065	New Commercial	\$120,000.00
12/2/02	02-3200	Lawson Const & Builders			1601 Holleman Dr	Anderson Ridge	1500	1500	Commercial Remodel	\$21,500.00
12/4/02	02-3255	Professional Builders, Inc			2406 Texas Ave S B	Parkway Plaza #7	1540	1540	Commercial Remodel	\$9,000.00
12/5/02	02-3311	Rocky Mountain Subs			505 University Dr E 303		1500	1500	Commercial Remodel	\$20,000.00
12/11/02	02-2772	Jacody, Inc	2	1	304 Holleman Dr E	Holleman Place			Commercial Remodel	\$525,000.00
12/11/02	02-2945	Jacody, Inc			1101 Texas Ave	College Hills	100	100	Commercial Remodel	\$0.00
12/31/02	02-3498	Mike Skipper			1601 Texas Ave S	Culpepper Plaza	5800	5800	Commercial Remodel	\$1,200.00
12/27/02	02-3489	David Moore			210 George Bush Dr		1500	1500	Demolition-Commercial (complete)	\$2,800.00
Total										\$3,748,250.00

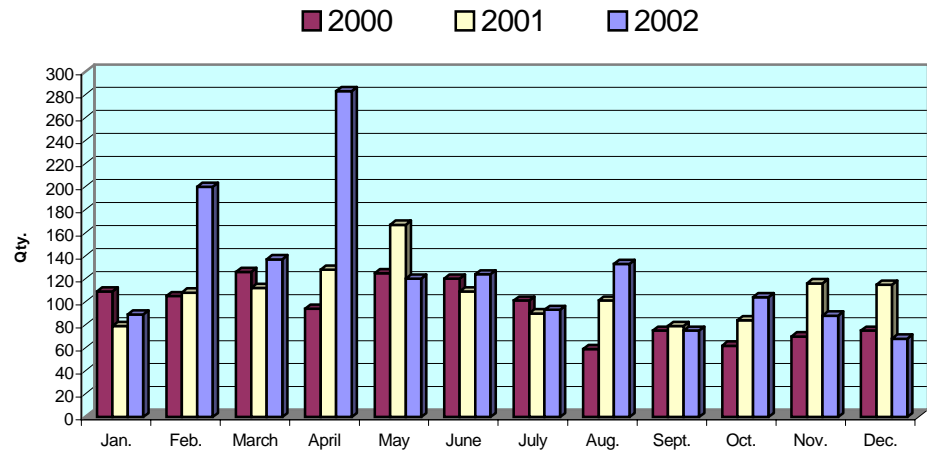
Happy New Year!



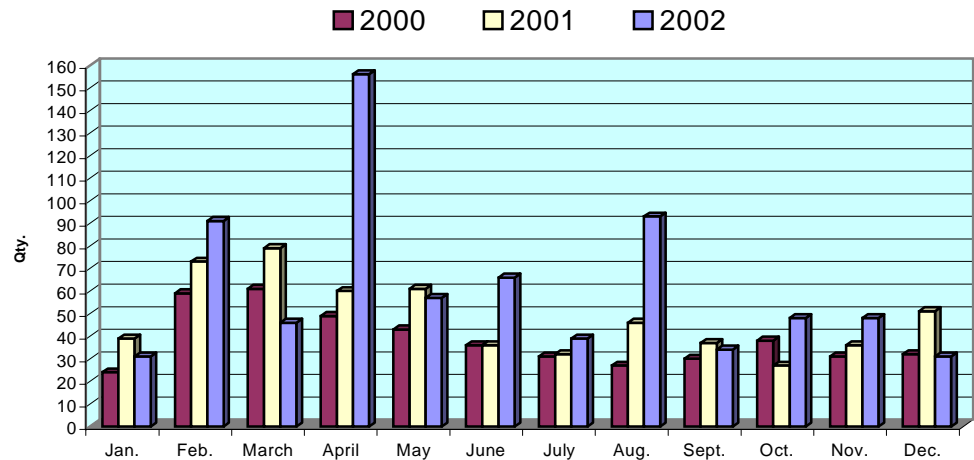
From All of Us in DEVELOPMENT SERVICES



TOTAL BUILDING PERMITS 3 YEAR—COMPARISON BY MONTH

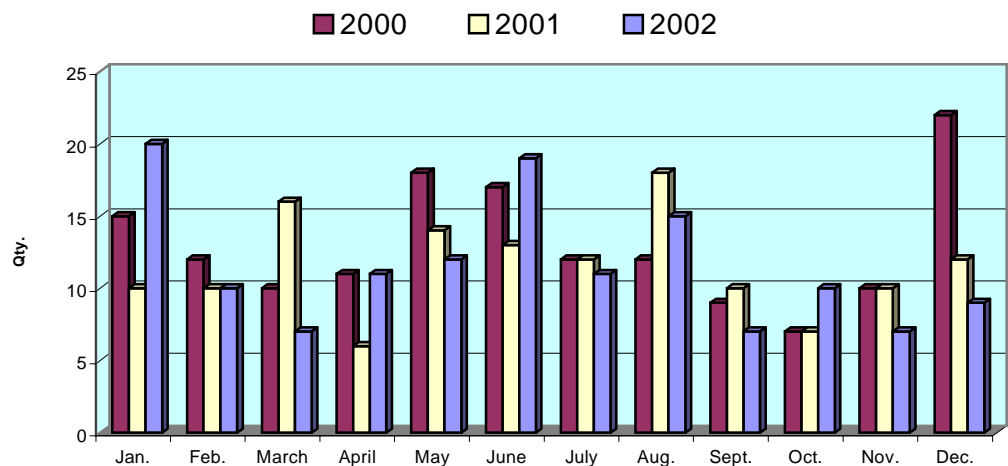


SINGLE FAMILY PERMITS 3 YEAR—COMPARISON BY MONTH



Only new Single Family Homes are included in this chart.

COMMERCIAL PERMITS 3 YEAR—COMPARISON BY MONTH



This chart includes New Commercial & Commercial Remodels.

Type of Permit	Month of December 2002					Month of December 2001		
	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	31	31	82775	62049	\$3,544,692.00	51	51	\$5,944,268.00
Duplex	0	0	0	0	\$0.00	1	2	\$100,000.00
Tri-plex/Four-plex	0	0	0	0	\$0.00	0	0	\$0.00
Apartment	2	203	204736	204736	\$14,551,000.00	0	0	\$0.00
Residential Remodel	8	N/A	N/A	N/A	\$403,335.00	12	N/A	\$392,810.00
Residential Demolition	0	0	0	N/A	\$0.00	0	0	\$0.00
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0.00	28	N/A	\$161,670.00
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0.00	0	N/A	\$0.00
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0.00	0	N/A	\$0.00
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0.00	0	N/A	\$0.00
Hotel/Motel/Inn	0	0	0	0	\$0.00	0	0	\$0.00
New Commercial	3	N/A	N/A	N/A	\$3,168,750.00	6	N/A	\$760,000.00
Commercial Remodel	6	N/A	N/A	N/A	\$576,700.00	6	N/A	\$898,387.00
Commercial Demolition	1	N/A	N/A	N/A	\$2,800.00	0	N/A	\$0.00
Commercial Slab Only	0	N/A	N/A	N/A	\$0.00	0	N/A	\$0.00
Swimming Pool	3	N/A	N/A	N/A	\$79,050.00	0	N/A	\$0.00
Sign	4	N/A	N/A	N/A	\$28,215.00	9	N/A	\$106,400.00
Moving & Location	1	N/A	N/A	N/A	\$41,000.00	0	N/A	\$0.00
Storage/Accessory	3	N/A	N/A	N/A	\$20,590.00	2	N/A	\$11,000.00
Roofing	6	N/A	N/A	N/A	\$15,200.00	1	N/A	\$4,000.00
TOTALS	68	234	287511	266785	\$22,431,332.00	116	53	\$8,378,535.00

PERMIT TOTALS— MONTH



Type of Permit	Jan. 1, 2002 - December 31, 2002					Jan. 1, 2001 - December 31, 2001		
	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	740	740	1780860	1338890	\$74,189,399.00	577	577	\$67,312,802.00
Duplex	67	134	168800	163430	\$7,164,681.00	71	142	\$7,197,000.00
Tri-plex/Four-plex	7	27	32532	31182	\$1,507,500.00	2	6	\$324,000.00
Apartment	17	299	322257	322257	\$19,179,480.00	46	425	\$18,972,704.00
Residential Remodel	144	N/A	N/A	N/A	\$2,469,189.00	141	N/A	\$5,331,439.00
Residential Demolition	21	19	22753	N/A	\$31,500.00	11	11	\$44,100.00
Residential Slab Only-SF	43	N/A	N/A	N/A	\$187,819.00	33	N/A	\$221,850.00
Residential Slab Only-DP	12	N/A	N/A	N/A	\$150,000.00	23	N/A	\$239,000.00
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0.00	2	N/A	\$36,000.00
Residential Slab Only-Apt.	4	N/A	N/A	N/A	\$435,000.00	0	N/A	\$0.00
Hotel/Motel/Inn	0	0	0	0	\$0.00	0	0	\$0.00
New Commercial	62	N/A	N/A	N/A	\$33,500,967.00	58	N/A	\$36,458,062.00
Commercial Remodel	76	N/A	N/A	N/A	\$4,362,142.00	80	N/A	\$6,900,012.00
Commercial Demolition	12	N/A	N/A	N/A	\$206,800.00	12	N/A	\$65,800.00
Commercial Slab Only	3	N/A	N/A	N/A	\$198,000.00	1	N/A	\$125,000.00
Swimming Pool	49	N/A	N/A	N/A	\$1,591,917.00	52	N/A	\$1,331,183.00
Sign	125	N/A	N/A	N/A	\$458,779.00	110	N/A	\$613,223.00
Moving & Location	5	N/A	N/A	N/A	\$50,100.00	11	N/A	\$66,500.00
Storage/Accessory	29	N/A	N/A	N/A	\$200,120.00	30	N/A	\$320,270.00
Roofing	98	N/A	N/A	N/A	\$950,680.00	29	N/A	\$738,196.00
TOTALS	1514	1219	2327202	1855759	\$146,834,073.00	1289	1161	\$146,297,141.00

PERMIT TOTALS— YTD




BUILDING INSPECTIONS

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	DEMO	MOVING	TOTAL
JANUARY	277	281	219	119	1	19	4	7	0	927
FEBRUARY	315	230	234	127	7	25	5	1	0	944
MARCH	349	324	287	179	46	15	12	2	0	1214
APRIL	523	383	345	214	46	8	11	1	0	1531
MAY	502	407	390	249	6	13	12	0	0	1579
JUNE	486	366	381	279	45	6	5	3	0	1571
JULY	480	433	485	286	18	4	12	2	0	1720
AUGUST	430	375	370	225	86	24	13	9	0	1532
SEPTEMBER	287	226	245	139	28	10	4	2	0	941
OCTOBER	285	233	259	160	46	7	2	3	0	995
NOVEMBER	288	221	234	140	2	5	5	0	0	895
DECEMBER	284	212	213	128	21	7	7	1	0	873
YEARLY TOTAL	4506	3691	3662	2245	352	143	92	31	0	14722




REVIEWED SITE PLANS & CUPS

December








SITE PLANS

-  Redtail Rental, 3101 Longmire Drive
-  McAlister's Deli, 1006 University Dr East
-  Southside Plaza, 4083 SH 6 South

CUPS

-  Seventh Day Adventist Church, 1350 Earl Rudder Freeway South
-  A&M Church of Christ, 1901 Harvey Mitchell Parkway South
-  Brazos Community Church, 700 University Drive East 108

BUILDING PERFORMANCE MEASURES

-  33% of commercial plans that were complete when submitted were reviewed accurately within 5 working days by building staff in compliance with College Station Codes and Ordinances or have received appropriate variances.
-  34% of single family plans that were complete when submitted were reviewed accurately within 1 working day.
-  98% of building inspections accurately performed within 24 hours.
-  100% of single family permits issued within 1 hour of application when applicant waits for the review.
-  6 commercial plans submitted, 0 sets of duplex plans submitted, 0 sets of multi-family plans submitted.
-  11 inspections per day per inspector, in addition to utility walk-through connections and miscellaneous requests.
(Number based on 4 inspectors)
-  44 inspections (approx.) per day for this month.

REZONING SCOOP

Project Number	Location of Land	Acres	Request	P&Z Date	Status	Council Date	Status
02-216	3435 Barron Cut off Road	3.15	From A-O to AOX	14-Nov	Approved	5-Dec	Approved
02-219	2892 Graham Rd	1.13	From A-O to C-1	14-Nov	Approved	5-Dec	Approved
02-225	4400 SH 6 S	62.18	From A-O/R-3 to PDD-H	14-Nov	Approved	9-Jan	Approved
02-240	4081 SH 6 S	0.86	From A-O to C-1	12-Dec	Approved	9-Jan	Approved
02-255	5301 St. Andrews Dr	26.28	From A-O to R-1	16-Jan		23-Jan	
02-268	1501 Associates Ave	5.96	From C-1 to C-2	16-Jan		13-Feb	

City of College Station

P.O. Box 9960
1101 Texas Avenue
College Station, 77842

Phone: 979-764-3743
FAX: 979-764-3814
Email: sasmith@ci.college-station.tx.us

We're on the web!
www.ci.college-station.tx.us



College Station



The new Wings & More, located at 1511 University Drive East, will be opening soon.

INSPECTOR'S CORNER

College Station Building Division Not Accepting Specific Appointments For Inspection Requests

Effective 1 February 2003, the College Station Building Division will no longer be able to accommodate specific appointments for inspection requests. Permits for single-family homes in College Station increased dramatically in 2001 (28% to 740 total permits). As you know, each permit requires a plan review and multiple inspections.

Staff will try to comply with inspection requests that provide for a window of time such as "early morning" or "late afternoon" as much as our scheduling allows. This adjustment will help streamline our inspection routing. Thanks for your understanding and patience.



BUILDING PERMIT DETAILS: MISCELLANEOUS

DATE	PERMIT	CONTRACTOR	LOT	BLK	STREET ADDRESS	SUBDIVISION	TOTAL Sq. Ft.	HEAT Sq. Ft.	PERMIT TYPE	VALUATION
12/9/02	02-3390	WW Construction			12900 Old Welborn Rd		384		Accessory	\$4,000.00
12/10/02	02-3403	Abbate Construction	12	1	1101 12th Man Cir	Pebble Creek	168		Accessory	\$12,960.00
12/30/02	02-3492	Homeowner	18	7	702 Chalet Ct	Chalet Village	162		Accessory	\$3,630.00
12/5/02	02-3187	Spring Valley Construction Co			501 University Oaks Blvd		672		Location	\$41,000.00
12/2/02	02-3337	Mobley Pool	11	2	4301 Clipstone Pl	Castlegate Sec 3 Ph 1			Pool	\$28,800.00
12/5/02	02-3376	AggieLand Pools			2901 Durango Ct	Southwood Valley Ph 22A			Pool	\$25,000.00
12/11/02	02-3407	Mobley Pool	76	1	1226 Canyon Creek Cir	T.C.C. Subdivision	648		Pool	\$25,250.00
12/5/02	02-3377	Bryan Sheet & Metal			1711 Welsh Ave	West Knoll #2	1250		Reroof (complete)	\$3,000.00
12/5/02	02-3379	United Home Improvement			626 San Mario Ct	Southwood Valley Ph 22A			Reroof (complete)	\$1,500.00
12/11/02	02-3405	Allen On Top Roofing			1101 Hawk Tree Dr	Southwood Valley Ph 8A			Reroof (complete)	\$2,000.00
12/11/02	02-3408	United Home Improvement			3104 Normand Dr	Southwood Valley Ph 8A			Reroof (complete)	\$2,400.00
12/16/02	02-3425	United Home Improvement			1407 Austin Ave	Southwood Valley #12&13			Reroof (complete)	\$4,000.00
12/26/02	02-3484	Bryan Sheet & Metal			1309 Foster Ave	College Hills	1900		Reroof (complete)	\$2,300.00
12/13/02	02-3174	McCoad Signs			1105 University Dr E 104	University Park #2	51		Sign	\$3,500.00
12/13/02	02-3228	McCoad Signs			1724 Rock Prairie Rd	L O Ball Memorial Ph 2	32		Sign	\$2,465.00
12/18/02	02-3412	Fource Communications			501 University Oaks Blvd		50		Sign	\$2,250.00
12/23/02	02-3257	Sendero Electric & Neon Signs			1751 Rock Prairie Rd	Ponderosa Place #2			Sign	\$20,000.00
Total										\$180,055.00